



Office of the Assessor / Recorder - City and County of San Francisco
Mills Act Valuation



714 Steiner Street

OFFICE OF THE ASSESSOR-RECORDER - CITY & COUNTY OF SAN FRANCISCO

MILLS ACT VALUATION

APN:	0803 019	Lien Date:	7/1/2021
Address:	714 Steiner Street	Application Date:	5/28/2021
SF Landmark No.:	N/A	Application Term:	12 Months
Applicant's Name:	LEAH CULVER REVOC TRUST		
Agt./Tax Rep./Atty:	Reuben, Junius & Rose, LLP	Last Sale Date:	1/29/2020
Fee Appraisal Provided:	No	Last Sale Price:	\$3,550,000

FACTORED BASE YEAR (Roll) VALUE		INCOME CAPITALIZATION APPROACH		SALES COMPARISON APPROACH	
Land	\$2,152,066	Land	\$571,070	Land	\$1,500,000
Imps.	\$1,434,711	Imps.	\$380,714	Imps.	\$1,000,000
Personal Prop		Personal Prop	\$0	Personal Prop	\$0
Total	\$3,586,777	Total	\$951,784	Total	\$2,500,000

Property Description

Property Type:	Multi-Family Residential	Year Built:	1890s	Neighborhood:	Alamo Square
Type of Use:	Two Family Dwelling	(Total) Rentable Area:	2752	Land Area:	1,742
Owner-Occupied:	1 Dwelling - Yes 1 Dwelling - No	Stories:	3	Zoning:	RH-2
Unit Types:	Multi-Family Residential	Parking Spaces:	Garage / Tandem 3 *		
Total No. of Units:	2				

* As of 7/1/2021 date of this appraisal. In the proposed renovation, the garage will be converted into a 2nd unit

Special Conditions (Where Applicable)

Subject property has been vacant since purchase on 1/29/2020. The existing building is three stories, two-units, and 2,975 gross square feet. The current valuation is based upon the existing 2,752 square feet of living area with 223 square feet of common area, and assumes the top unit would be owner occupied and lower unit for rental use. The applicant / owner plans to renovate and merge the existing two units into a 3,109 square feet single unit and convert the unfinished basement / garage into a new 845 square feet ground floor rental apartment unit for a total living area of 3,954 square feet. This conversion would result in the relocation of the existing smaller second unit into the converted garage space and the existing smaller unit would then be merged with the first unit to create a large primary residence for the applicant. The total number of units before and after the renovation / conversion will remain the same at two-units. At the time of this valuation, the Assessor's Office does not know if the proposed lower apartment unit will be included in the Mills Act Historical contract.

Existing Bldg.: 2/F Unit 1 - 2 Bedrooms, 1 Bath, 1 Kitchen, 1 Dining, 1 Living room, total 5 rooms 884 SqFt; and 223 SqFt Common Entry area;
3/F - 4/F Unit 2 - 3 Bedrooms, 1.5 Baths, 1 Kitchen, 1 Dining, 1 Living room, 1 Den, total 7 rooms 1,868 SqFt.

Proposed Plan: G/F Unit 1 - 2 Bedrooms, 1 Bath w/ Laundry, & 1 Kitchen / Family room combo, total 3 rooms 854 SqFt (garage conversion);
2/F - 4/F Unit 2 - 5 Bedrooms, 3.5 Baths, 1 Laundry, 1 Kitchen, 1 Dining, 1 Living room, total 9 rooms 3,109 SqFt (existing 2 units' conversion).

Conclusions and Recommendations

	Per Unit	Per SF	Total
Factored Base Year Roll	\$ 1,793,389	\$ 1,303	\$ 3,586,777
Income Approach - Direct Capitalization	\$ 475,892	\$ 346	\$ 951,784
Sales Comparison Approach	\$ 1,250,000	\$ 908	\$ 2,500,000
Recommended Value Estimate	\$ 475,892	\$ 346	\$ 951,784

Appraiser: Kenneth Chan

Principal Appraiser: Orla Fahy

Hearing Date:

SUBJECT PHOTOGRAPHS AND LOCATOR MAP

Address: 714 Steiner Street

APN: 0803 019



The Painted Ladies

4.4 ★★★★★ 17,129 reviews
Historical landmark



Directions



Save



Nearby



Send to your
phone



Share

Historical row of Victorian houses well-known for
appearances on movies, TV shows & postcards.



REAR FACADES

INCOME APPROACH

Address: 714 Steiner Street

Lien Date: 7/1/2021

	\$ PSF / Mo.	Size (Sq.Ft.)	Rent Per Mo.		Annualized	
Potential Gross Income						
Upper Unit	\$4.50	1,686	\$7,587	x	12	\$91,044
Lower Unit	\$4.00	884	\$3,536	x	12	\$42,432
Total	\$4.33	2,570	\$11,123			\$133,476
Less: Vacancy & Collection Loss					3%	(\$4,004)
Effective Gross Income						\$129,472
Less: Anticipated Operating Expenses (Pre-Property Tax)*					15%	(\$19,421)
Net Operating Income (Pre-Property Tax)						\$110,051

Restricted Capitalization Rate

2021 interest rate per State Board of Equalization				3.0000%	
Risk rate (4% owner occupied / 2% all other property types)				3.3642%	
2020 property tax rate **				1.1984%	
Amortization rate for improvements only					
Remaining economic life (Years)	10	0.1000	4.0000%		
Improvements constitute % of total property value	40%				11.5626%

RESTRICTED VALUE ESTIMATE

\$951,784

Rent Roll as of

<u>Unit</u>	<u>Bdrm/Ba</u>	<u>SF</u>	<u>Move In Date</u>	<u>Monthly Contract Rent</u>	<u>Annual Rent</u>	<u>Annual Rent / Foot</u>
1	3/2	1,686	Vacant			
2	2/1	884	Vacant			
Common area		223				
Total:		2,793		\$0	\$0	\$0.00

Notes:

* Annual operating expenses include water & garbage service, refuse collection, insurance, and regular maintenance items. Assumes payment of PG&E by lessee.

** The 2021 property tax rate will be determined in September 2021.

*** The remaining economic life reflects the poor condition of the property as of the date of this report and will be revised in subsequent years as progress on the new construction permit # 2021-0323-7149 reaches completion.

Permit 202103237149 Rehabilitate structure, include seismic upgrades, interior alterations throughout, relocate dwelling unit to ground fl, construction of 1-story rear addition @ the ground fl w/ deck, (n) bay window @ rear, install dormer & skylights @ roof, & rebuild front entrance stairs, landing & garage opening.
Filed - 3/23/2021 \$585,000.00

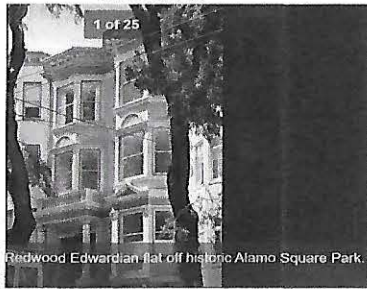
Weighted Risk Rate - Owner-Occupied and Leased Units

	Rent Per Mo.	Rent	%	Pre-Set Risk Rates		Weighted Risk Rate
Owner-Occupied Monthly Income	\$4.50	\$7,587	68.2%	4.00%	=	0.027284006
Leased Monthly Income	\$4.00	\$3,536	31.8%	2.00%	=	0.006357997
Total		\$11,123				0.033642003

Rent Comparables

Address: 714 Steiner Street
Lien Date: 7/1/2021

Rental Comp #1



Listing Agent:
Address:
Cross Streets:
SF:
Layout:
Monthly Rent
Rent/Foot/Mo
Annual Rent/Foot:
Date Rented

Owner Agent: Daria Saraf
960 Hayes St
Steiner Street
2,000
1 Unit: 4/2 (two .5 baths) No Parking
\$8,500 (Rent included Water & Garbage)
\$4.25
\$51.00
5/21/2021

Rental Comp #2



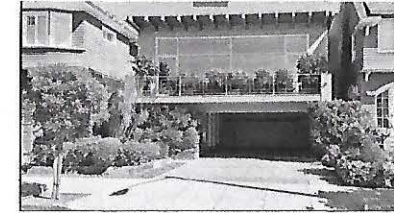
Owner Agent: Daria Saraf
958 Hayes St
Steiner Street
2,000
1 Unit: 4/2 (two .5 baths) No Parking
\$7,200 (Rent included Water & Garbage)
\$3.60
\$43.20
5/22/2021

Rental Comp #3



Compass
828 Ashbury St
Frederick Street
4,125
1 unit: 5/3.5, 2 Gar parking
\$9,750
\$2.36
\$28.35
12/14/2020

Rental Comp #4



North Point Real Estate
58 Jordan Ave
Lake Street
2,906
1 Unit: 6/5, 2 Gar /4 Driveway parkings
\$10,000
\$3.44
\$41.29
11/17/2020

Rental Comp #5



Listing Agent:
Address:
Cross Streets:
SF:
Layout:
Monthly Rent
Rent/Foot/Mo
Annual Rent/Foot:
Date Rented

Compass
32-34 Ord St
17th Street
4,035
1 unit: 5/6.5, Gar parking
\$18,000
\$4.46
\$53.53
9/9/2020

Rental Comp #6



Natras Realty
1150 Stanyan Street
Alma Street
1,752
1 unit: 3/2, 1 Gar parking
\$7,950
\$4.54
\$54.45
7/21/2021

Pending Rental Comp #7



Listing Agent:
Address:
Cross Streets:
SF:
Layout:
Monthly Rent
Rent/Foot/Mo
Annual Rent/Foot:

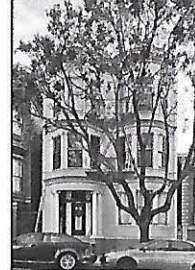
920 Haight St
Divisadero St
3,160
1 Unit: 7/3 2 Garage Parkings
\$15,000
\$4.76
\$57.14
Current Listing

Pending Rental Comp #8



RentalSF
439 Broderick Street
Fell St
1,800
1 Unit: 4/3
\$7,995
\$4.44
\$53.30
Current Listing

Pending Rental Comp #9






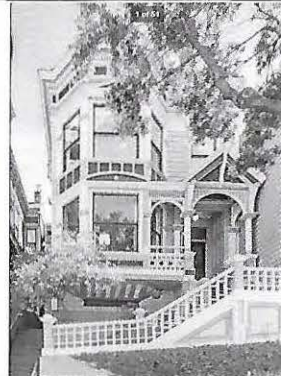
OMAR KHAYAT
1247 Fulton St Apt 10
950
1 unit: 4/1
\$5,795
\$6.10
\$73.20
Current Listing

Pending Rental Comp #10



Eddie O' Sullivan
869 Grove St
Fillmore St
1,100
1 unit: 3/2
\$5,200
\$4.73
\$56.73
Current Listing

SALES COMPARISON APPROACH

	Subject	Sale 1		Sale 2		Sale 3	
APN	0803 019	0797-018		0824-001H		0823-014	
							
Address	714 Steiner Street	882 Grove Street		1125 Hayes Street		1027 Hayes Street	
		\$2,500,000		\$4,675,000		\$3,650,000	
	Description	Description	Adjust.			Description	Adjust.
Date of Valuation/Sale	07/01/21	04/30/21		12/14/20		05/10/2021 Pending	
Neighborhood	Alamo Square	Alamo Square		Alamo Square		Alamo Square	
Proximity to Subject		1 block East		1 block SW		1 block SW	
Lot Size	1,742	1,572		5218 T shape		3,712	
View	Front Park view all levels/ back partial City views	City view on 3rd level, no park view	\$250,000	Park/ City Hill		Park/City	
Year Blt/Year Renovated	1890s	1893		1930/1999		1891	
Condition	Poor	Fair		Good/Remodeled	(\$935,000)	Average	(\$365,000)
Construction Quality	1900 Victorian style/ average	1900 Victorian style		Spanish Colonial		1900 Victorian style	
Gross Living Area	2,752	3,786	(\$361,900)	4,630	(\$657,300)	3,585	(\$291,550)
Total Rooms	10	13		13		18	
Bedrooms	5	8		4		5	
Bathrooms	5	6 (4/4)	(\$30,000)	3.5	\$45,000	4	\$30,000
Stories	3	4		3		3	
Parking	Garage / Tandem 3	none	\$150,000	Driveway / Tandem 2	\$90,000	1 car	\$100,000
Units	2	2		1		3	
Net Adjustments			\$8,100		(\$1,457,300)		(\$526,550)
Indicated Value	\$2,500,000		\$2,508,100		\$3,217,700		\$3,123,450
Adjust. \$ Per Sq. Ft.	\$908		\$662		\$695		871

VALUE RANGE:

\$2,508,100 to 3,217,700

VALUE CONCLUSION:

\$2,500,000

REMARKS:

Subject is in fair/poor fixer-up condition pending a full renovation. The current owner purchased the subject property for \$3.55M on Jan. 29, 2020. An Estimated \$1.64M repair/renovation is planned/pending (see "Subject Repair Costs" tab for details). Comp 1 is the best match to the subject based upon similar conditions & location with an estimated \$1M in repairs needed.

Rehab plan**Proposed to complete 2023**

Scope: # 1: Building Feature: Structural / Seismic Improvement – Foundation	\$339,000
Scope: # 2: Building Feature: Structural / Seismic Improvement – Replace Brick Chimney	\$62,000
Scope: # 3: Building Feature: Site Drainage Improvements & Waterproofing	\$83,500
Scope: # 4: Building Feature: Main Roof Upgrade and New Roofing Material	\$191,400
Scope: # 5: Building Feature: Roof at Steiner Street Porch	\$17,000
Scope: # 6: Building Feature: Steiner Street and South Façades – Wood Decorative Trim and Window Surround Repair	\$112,500
Scope: # 7: Building Feature: Steiner Street Façade – Decorative Wood Front Door and Entryway Wood Paneling	\$25,000
Scope: # 8: Building Feature: Steiner Street Double-hung wood windows with ogee lugs	\$104,000
Scope: # 9: Building Feature: Steiner Street Façade – Front Main Entry Stair	\$61,000
Scope: # 10: Building Feature: Steiner Street Façade – Remove Garage opening and Restore Lower Story Windows and Horizontal Wood Siding	\$30,500
Scope: # 11: Building Feature: Steiner Street Façade – Rehabilitate side walkway metal gate	\$10,100
Scope: # 12: Building Feature: Restore Pedestrian Door at South Elevation Walkway Rehab /	\$9,300
Scope: # 13: Building Feature: Exterior Painting all Façades	\$160,000
Scope: # 14: Building Feature: Remove Driveway and Install Restored Decorative Railing and Gate	\$54,600
Sub-Total	\$1,259,900
Gen Requirements, Fees (P&O), Insurance, Tax	\$377,970
Total	\$1,637,870

Post-Rehabilitation Maintenance Plan

	\$ per Year
Maintenance Plan - Scope: # 1: Building Feature: Steiner Street Façade – Yearly Cleaning	\$900
Maintenance Plan - Scope: # 2: Building Feature: Steiner Street Façade - Maintain Exterior Wood Siding, Shingles, Trim or Decorative Features	\$1,000
Maintenance Plan - Scope: # 3: Building Feature: Steiner Street Façade - Maintain Paint Coatings	\$2,000
Maintenance Plan - Scope: # 4: Building Feature: All exterior façades - Inspect, Repair and Maintain Windows and Doors	\$500
Maintenance Plan - Scope: # 5: Building Feature: Roof and Roof Drainage	\$500
Maintenance Plan - Scope: # 6: Building Feature: Site Drainage	\$500
Total	\$5,400

BUILDING DATA / PROJECT SUMMARY TABLE

BLOCK / LOT NO.	0803 / 019	MAX DEPTH EXCAVATION	3'-0"	(E) CONSTRUCTION TYPE	V-B
LOT AREA	23'-3" X 75' = 1,743.75 SQ FT	SOIL DISTURBANCE	168 CUBIC YARDS	(N) CONSTRUCTION TYPE	V-B
ZONING DISTRICT	RH-2	EXCAVATION AREA	1567 SQ FT	(E) NO. OF STORIES	4
HEIGHT & BULK	40-X	EXISTING OCCUPANCY	R-3, U	(N) NO. OF STORIES	4
EXISTING HEIGHT	43'-3" ABOVE CURB		2 FAMILY DWELLING, GARAGE		
PROPOSED HEIGHT	43'-3" ABOVE CURB	PROPOSED OCCUPANCY	R-3, 2 FAMILY DWELLING		

SF PLANNING CODE SECTION 102: GROSS AREA CALCULATIONS

LEVEL	EXISTING RESIDENTIAL USE			PROPOSED RESIDENTIAL USE			EXISTING USABLE OPEN SPACE	PROPOSED USABLE OPEN SPACE (SHARED)	PROPOSED USABLE OPEN SPACE (PRIVATE)
	UNIT #1 (2-BEDROOM)	UNIT #2 (3-BEDROOM)	COMMON	UNIT #1 (2-BEDROOM)	UNIT #2 (5-BEDROOM)	COMMON			
1ST FLOOR	0	0	0	845	113	70	414 (SHARED)	196	133 (UNIT 1)
2ND FLOOR	884	0	223	0	1,121	0	47	---	163 (UNIT 2)
3RD FLOOR	0	1,114	0	0	1,116	0	86	---	
4TH FLOOR	0	754	0	0	759	0	0	---	
TOTAL GSF	884	1,868	223	845	3,109	70	547	196	
OVERALL GSF	2,975			4,024					
# VEHICLE PARKING SPACES	# EXISTING VEHICLE PARKING SPACES	# PROPOSED VEHICLE PARKING SPACES	EXISTING VEHICLE PARKING AREA, SQ. FT	PROPOSED VEHICLE PARKING AREA, SQ. FT	# EXISTING BICYCLE PARKING SPACES	# PROPOSED BICYCLE PARKING SPACES			
	3	0	399	0	0	2			

CBC SECTION 502: BUILDING AREA CALCULATIONS

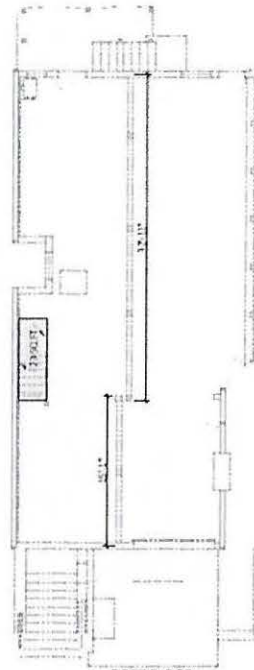
LEVEL	EXISTING	PROPOSED
1ST FLOOR	984	1,170
2ND FLOOR	987	1,004
3RD FLOOR	1,040	1,042
4TH FLOOR	687	707
TOTAL AREA	3,698	3,923

CBC SECTION 502: GROSS FLOOR AREA CALCULATIONS

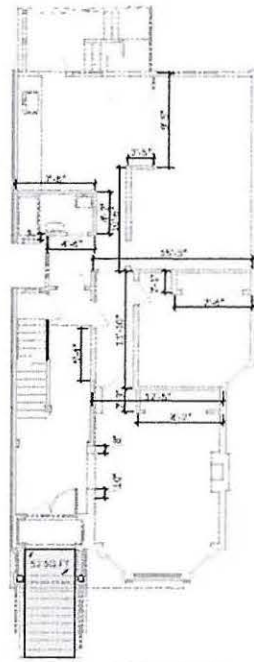
LEVEL	'U' OCCUPANCY (SQ. FT.)		'R' OCCUPANCY (SQ. FT.)	
	EXISTING	PROPOSED	EXISTING	PROPOSED
1ST FLOOR	984	313	0	857
2ND FLOOR	0	0	987	1,004
3RD FLOOR	0	0	1,040	1,042
4TH FLOOR	0	0	687	707
TOTAL AREA	984	313	2,714	3,610

SCOPE OF WORK

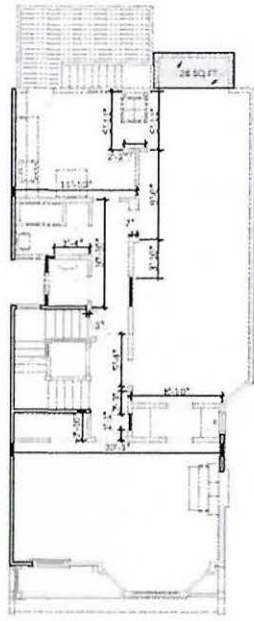
REHABILITATION OF THE STRUCTURE, INCLUDING SEISMIC UPGRADES, INTERIOR ALTERATIONS THROUGHOUT, RELOCATION OF A DWELLING UNIT TO THE GROUND FLOOR, THE CONSTRUCTION OF A ONE-STORY REAR ADDITION AT THE GROUND FLOOR WITH DECK, NEW BAY WINDOW AT REAR, INSTALLATION OF SKYLIGHTS AT THE ROOF, AND REBUILDING FRONT ENTRANCE STAIRS, LANDING, AND GARAGE OPENING



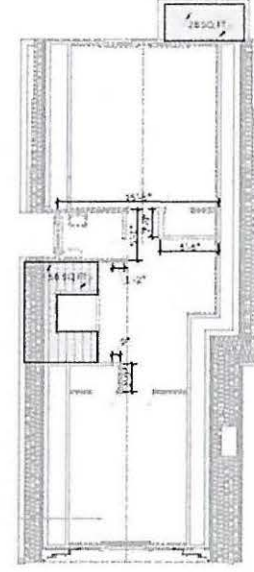
FIRST FLOOR
48'-0" REMOVED
23 SQ. FT. REMOVED



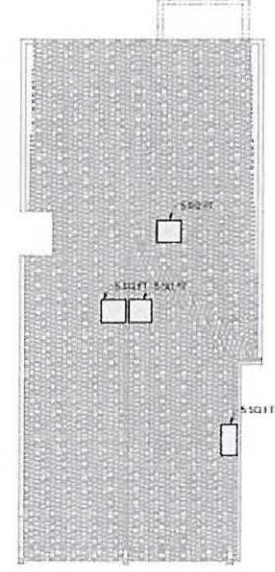
SECOND FLOOR
105'-7" REMOVED
52 SQ. FT. REMOVED



THIRD FLOOR
94'-1" REMOVED
28 SQ. FT. REMOVED



FOURTH FLOOR
29'-11" REMOVED
56 SQ. FT. REMOVED



ROOF
20 SQ. FT. REMOVED

NOTES
1. SEE SHEET G2.2 FOR ARTICLE 30 (DEMOLITION) CALCULATION TABLE

DRAWING LEGEND

- ARTICLE 30 SEC 10051(K4)
HORIZONTAL ELEMENTS
- DEMOLISHED LINEAR FOOTAGE ELEMENTS
- DEMOLISHED INTERIOR WALLS, LINEAR FOOTAGE ELEMENTS
- RETAINED LINEAR FOOTAGE ELEMENTS



100 HUNTERS STREET
SAN FRANCISCO, CA 94107
(415) 440-1000



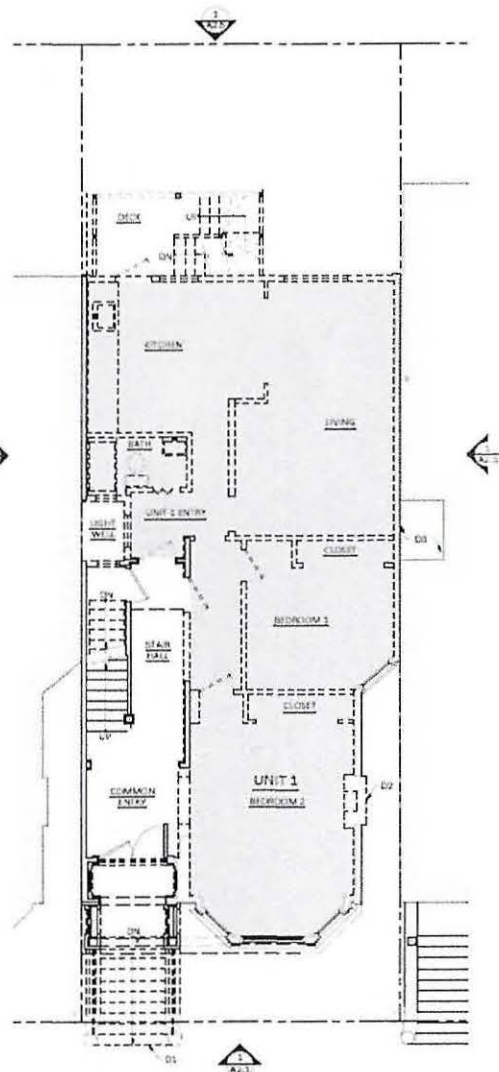
CULVER RESIDENCE
714 STENNER STREET, SAN FRANCISCO, CA 94137

DATE	G2.3
DATE/REVISION	06.11.13
REVISION	06.11.13
DATE	06.11.13
DATE	06.11.13
DATE	06.11.13

PLANNING DEPT.
COMPARISON ARTICLE 30
DEMOLITION CALCULATION TABLE

G2.3

SCALE: 1/8"



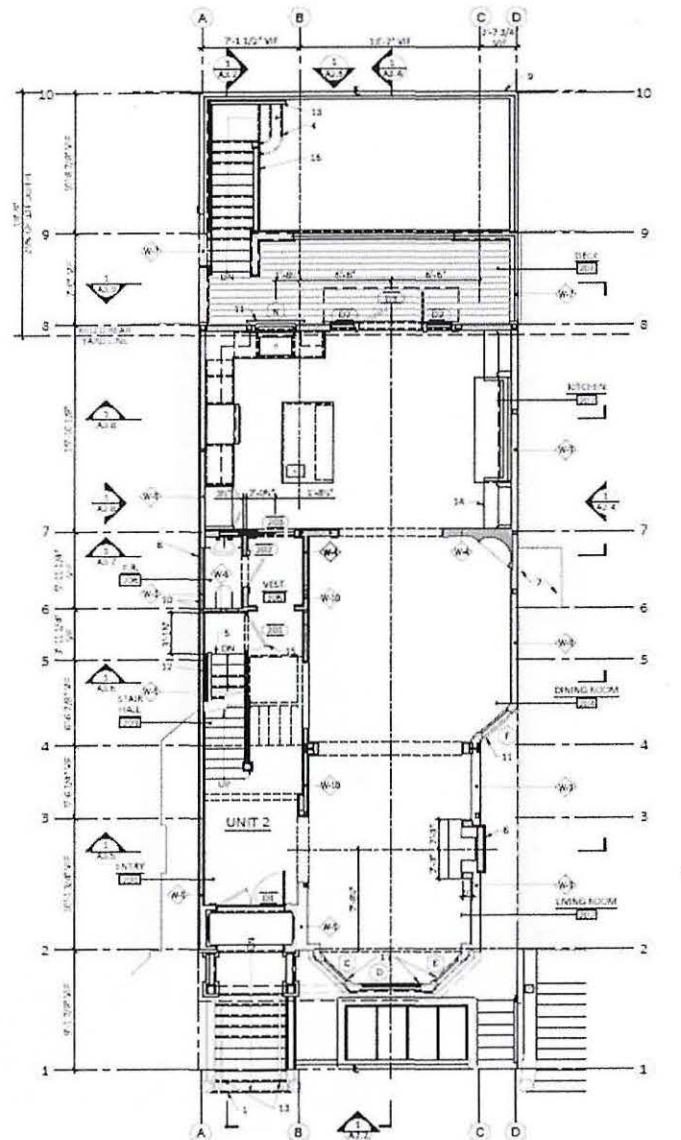
SECOND FLOOR PLAN - EXISTING AND DEMOLITION
1/4" = 1'-0" 2

NOTES: EXISTING

- D1 (E) FRONT STAIR TO BE DEMOLISHED
- D2 (E) BACK CHIMNEY TO BE DEMOLISHED
- D3 LIGHT WELL AT 722 STEINER

GENERAL NOTES

- A SEE SHEET 02.5 FOR THE REQUIRED LIGHTING AND VENTILATION TABLE



SECOND FLOOR PLAN - PROPOSED
1/4" = 1'-0" 1

NOTES: PROPOSED

- 1 (N) CONCRETE STAIR WITH TERRAZZO TREADS & RISERS PER CBC 2019
- 2 (N) DECORATIVE METALWORK, GUARDRAILING PER CBC 2019, HANDRAILING PER CBC 2019
- 3 (N) TERRAZZO RISE RAMP
- 4 (N) WOOD FRAMED STAIR PER CBC 2019
- 5 (N) WOOD FRAMED STAIR, NON-IGNESIS COMPONENT
- 6 (N) WOOD FRAMED CHIMNEY WITH SCORED STAINED FINISH TO MATCH (E) - INSTALL STAINED PER CBC 2019
- 7 LIGHT WELL AT 722 STEINER STREET
- 8 (E) LIGHT WELL TO BE FILLED IN
- 9 (N) PAINTED WOOD FENCE, 12'-0" MAX HEIGHT
- 10 (N) FIRE RATED WALL ASSEMBLY SEE ASSEMBLY DETAILS ON SHEETS A1.2.1 AND A1.2.2
- 11 (N) PAINTED WOOD WINDOW, SEE WINDOW SCHEDULE FOR MORE INFORMATION
- 12 (N) PAINTED WOOD HANDRAIL PER CBC 2019
- 13 (N) NATURAL PATINA ENGINE HANDRAIL PER CBC 2019
- 14 (N) BUILT-IN GAS WORK OR CABINETS
- 15 (N) FIRE RATED DOOR ASSEMBLY PER CBC 2019
- 16 (N) PAINTED WOOD GUARDRAIL PER CBC 2019



100 BAYVIEW STREET
SAN FRANCISCO, CA 94107
415.441.1880



CULVER RESIDENCE
714 STEINER STREET, SAN FRANCISCO, CA 94107

DATE: 08.23.23
DRAWN BY: [Name]
CHECKED BY: [Name]

DATE: 08.23.23

DATE: 08.23.23

DATE: 08.23.23

DATE: 08.23.23

DATE: 08.23.23

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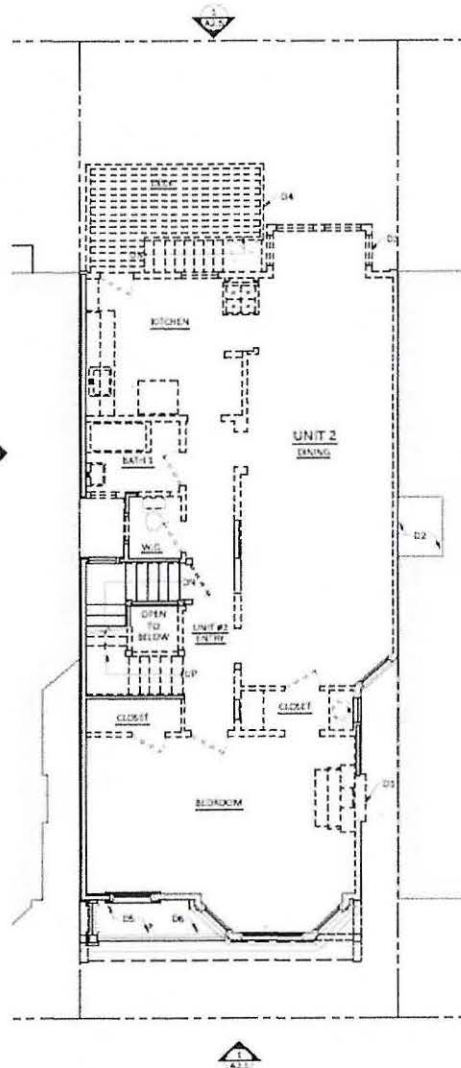
DATE: 08.23.23

DATE: 08.23.23

DATE: 08.23.23

DATE: 08.23.23

DATE: 08.23.23



THIRD FLOOR PLAN - EXISTING AND DEMOLITION
1/4" = 1'-0"

NOTES-EXISTING

- D1 (S) BRICK CHIMNEY TO BE DEMOLISHED
- D2 (S) WALL AT 712 STEINER
- D3 (S) BAY WINDOW TO BE DEMOLISHED
- D4 (S) DECK AND STAIR TO BE DEMOLISHED
- D5 (S) GALVANIZED METAL ROOF PG. TO BE DEMOLISHED
- D6 DEMOLISH (S) EXPOSED DRAIN PIPE

GENERAL NOTES

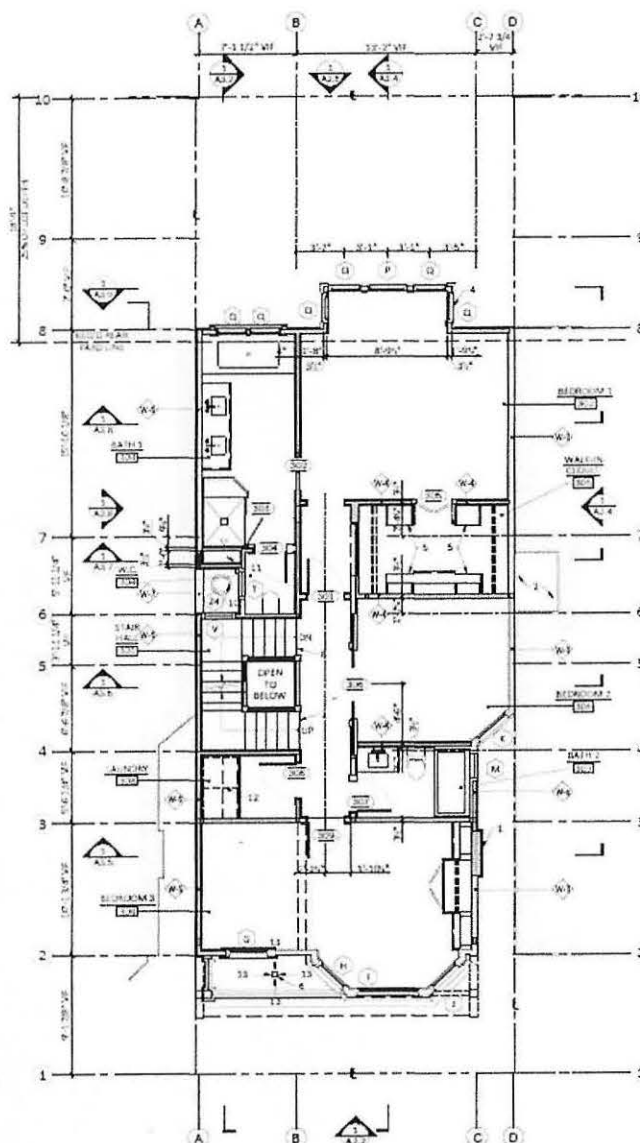
- A SEE SHEET D-2 FOR THE REQUIRED LIGHTING AND VENTILATION TABLE
- REMOVE (S) GALVANIZED METAL ROOFING AND REPLACE WITH COPPER
- REMOVE (S) TRIM AND REPLACE



FIG. 1: EXISTING SHEET METAL ROOFING



FIG. 2: EXISTING PORCH ROOF DRAIN PIPE



THIRD FLOOR PLAN - PROPOSED
1/4" = 1'-0"

NOTES-PROPOSED

- 1 (N) WOOD FRAMED CHIMNEY WITH SCORED STUCCO FINISH TO MATCH
- 2 (S) REPAIR STUCCO FINISH TO MATCH
- 3 (N) FIRE RATED WALL ASSEMBLY. SEE ASSEMBLY DETAILS ON SHEETS A1.2.1 AND A1.2.2
- 4 (N) PAINTED WOOD WINDOW. SEE WINDOW SCHEDULE FOR MORE INFORMATION
- 5 (N) BUILT-IN CASEWORK OR CABINETRY
- 6 (N) COVER ROOF AND DRAIN COVER
- 7 (N) WATERPROOFING MEMBRANE
- 8 (N) STAIR RAMP TO REPLACE (S)
- 9 (N) STAIR RAMP TO ALCA TO (N)
- 10 (N) FINISHED FLOOR LEVEL
- 11 (N) SPLIT. SEE SCHEDULE
- 12 (N) VELUX ROOF SUN TUNNEL. SEE SCHEDULE
- 13 (N) SUP RANGE HOOD VENT
- 14 (N) 2" FLOOR DRAIN
- 15 ROOF SLEEPING 1/2" PER FOOT TO DRAIN

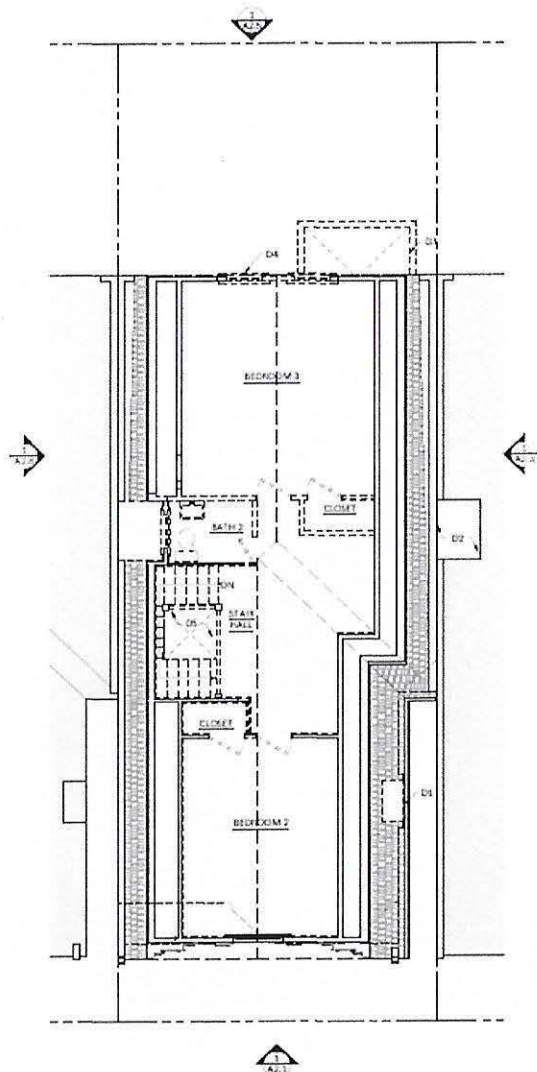


100 HIGHT STREET
SAN FRANCISCO, CA 94107
(415) 440-1000



CULVER RESIDENCE
774 STEINER STREET, SAN FRANCISCO, CA 94107

DATE	06/10
CLIENT	06/10
PROJECT	06/10
SCALE	1/4" = 1'-0"
THIRD FLOOR PLAN - EXISTING AND DEMOLITION AND PROPOSED	
A1.3	
SCALE 1/4" = 1'-0"	



FOURTH FLOOR PLAN - EXISTING AND DEMOLITION

1/4" = 1'-0" 2

NOTES: EXISTING

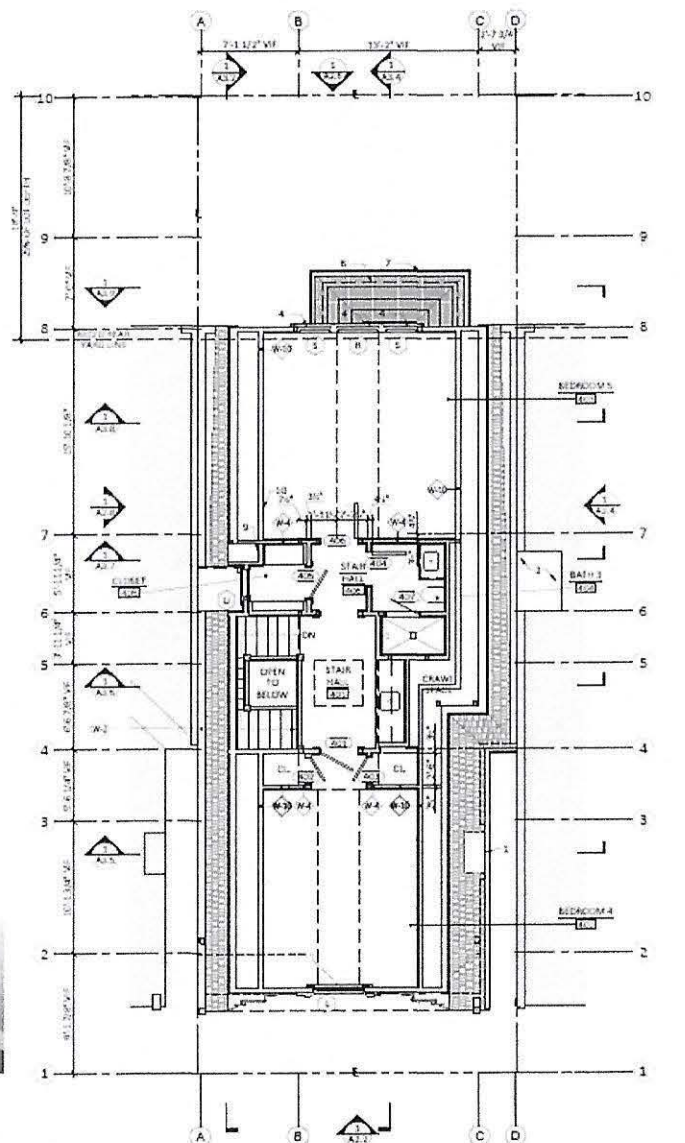
- D1 (1) BACK CHIMNEY TO BE DEMOLISHED
 D2 (1) LIGHT WELL AT 732 STEINER
 D3 (1) BAY WINDOW BELOW TO BE DEMOLISHED
 D4 (1) WINDOWS TO BE DEMOLISHED
 D5 (1) STAIR AND ENCLING WALLS TO BE DEMOLISHED

GENERAL NOTES

- A SEE SHEET D2.5 FOR THE REQUIRED LIFTING AND VENTILATION TABLE



FIG. 1: EXISTING STAIR



FOURTH FLOOR PLAN - PROPOSED

1/4" = 1'-0" 1

NOTES: PROPOSED

- 1 (1) WOOD FRAMED CHIMNEY WITH SCORED STUCCO FINISH TO MATCH
 (2) NOT ALL STUCCO PER D2.5
 2 (1) LIGHT WELL AT 732 STEINER
 3 (1) FIRE RATED WALL ASSEMBLY SEE ASSEMBLY DETAILS ON SHEETS A1.2.1 AND A1.2.2
 4 (1) PAINTED WOOD WINDOW SEE WINDOW SCHEDULE FOR MORE INFORMATION
 5 (1) BUILT-IN CASEWORK OR CABINETS
 6 (1) COPPER FLAT SEAM ROOFING INCLUDES WATERPROOFING MEMBRANE
 7 (1) COPPER GUTTER WITH INTERNAL LEADER
 8 (1) VELUX RIGID SUN TUNNEL TIA SEE SCHEDULE



400 HIGHT STREET
 SAN FRANCISCO, CA 94117
 (415) 498-1800



CULVER RESIDENCE
 714 STEINER STREET, SAN FRANCISCO, CA 94117

ISSUANCE DATE
 CANCELLED 05.23.22
 BUILDING PERMIT 03.25.22

0118 2204

FOURTH FLOOR PLAN
 EXISTING AND DEMOLITION
 AND PROPOSED

A1.4

SCALE 1/4" = 1'-0"